Patrick Murphy
03 5237 7366
0405 291 200
patrick@gopapollobay.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode	73a Great Ocean Road, Apollo Bay Vic 3233

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$535,000

Median sale price

Median price	$643,000	House	X	~~Unit~~		Suburb or locality	Apollo Bay
Period - From	01/04/2018	to	30/06/2018			Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	15/22 Great Ocean Rd APOLLO BAY 3233	$578,000	26/04/2018
2	1/79 Great Ocean Rd APOLLO BAY 3233	$530,000	25/01/2018
3	5/17-19 Nelson St APOLLO BAY 3233	$515,000	31/08/2017

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

73a Great Ocean Road, Apollo Bay Vic 3233

greatoceanproperties
Patrick Murphy
03 5237 7366
0405 291 200
patrick@gopapollobay.com.au



3 -

Rooms:
Property Type: Strata Unit/Townhouse - Conjoined

Agent Comments

Indicative Selling Price
$535,000
Median House Price
June quarter 2018: $643,000

Comparable Properties



15/22 Great Ocean Rd APOLLO BAY 3233 (REI)

3 2 1

Price: $578,000
Method: Private Sale
Date: 26/04/2018
Rooms: 5
Property Type: Unit

Agent Comments



1/79 Great Ocean Rd APOLLO BAY 3233 (REI/VG)

3 2 -

Price: $530,000
Method: Private Sale
Date: 25/01/2018
Rooms: 5
Property Type: Unit
Land Size: 1016 sqm approx

Agent Comments



5/17-19 Nelson St APOLLO BAY 3233 (REI/VG)

3 2 2

Price: $515,000
Method: Private Sale
Date: 31/08/2017
Rooms: 5
Property Type: Unit

Agent Comments

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.